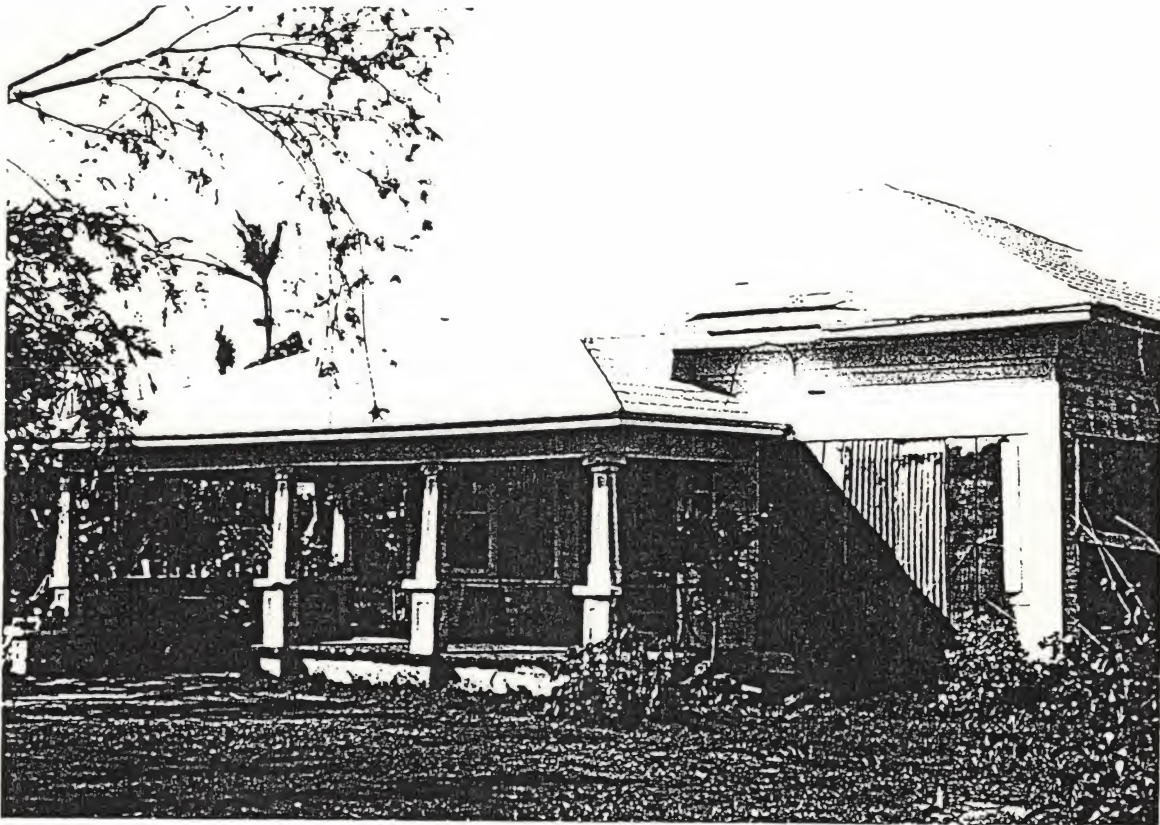




METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

# DESIGNATION REPORT



## THE GOSSMAN HOUSE

16645 S.W. 248th Street

Miami, Florida

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD  
DESIGNATION REPORT—INDIVIDUAL SITE

Designation No.  
Date of Filing  
Date of Designation December 16, 1992  
Folio #: 30 6929 000 0380

Owner(s)

Billy Rae and Janice Pressley

Mailing Address

16645 SW 248 Street  
Miami, FL 33030

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SURVEY FINDINGS:

\_\_\_ H.A.B.S. \_\_\_ Natl. Reg. \_\_\_ H.A.E.R. \_\_\_ Other:  
x Dade County Historic Survey Findings:  
RATING: \_\_\_2\_\_\_ Architecture \_\_\_3\_\_\_ History \_\_\_1\_\_\_ Context

SITE LOCATION:

T 56S, R39E, Sec. 20  
E 150 Ft. of W 594 Ft of S 396.2 Ft  
of SW¼ less S 35 Ft

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Current Zoning (describe):

Agriculture

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Current Use (describe):

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Current Condition:

☐ Excellent    ☐ Good    ☒ Fair    ☐ Deteriorated    ☐ Unexposed  
☒ Unaltered    ☐ Altered  
☒ Original Site    ☐ Moved \_\_\_\_\_

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Physical Description of Site (see attached photos):

**ARCHITECTURAL DESCRIPTION - 16645 SW 248th Street**

The Gossman House is a small, one-story wood frame structure built on a basic t-shaped floorplan. It has a hipped roof covered with pressed, tin shingles. The roof eave is extended in the front to cover a porch which spans the street facade. The porch roof is supported by concrete tapered piers with a simple, decorative finish. The structure is raised on a concrete foundation. It retains most of its original windows which are wood sash, five vertical panes over one. The exterior surfacing is horizontal wood siding.

Although the Gossman House has a few more decorative details than most, these simple wood frame structures remaining in South Dade represent the first level of architectural development in the area. They were usually built by farmers who settled the Redlands whose names often adorn the original roads which were cut along section lines beginning at the time the Florida East Cost Railroad began construction of its overseas extension from Miami to Key West, circa 1900.

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(Use additional sheets if necessary)

SEE CONTINUATION SHEET ☐

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## SIGNIFICANCE

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Archeology-Prehistoric  | <input type="checkbox"/> Engineering            | <input checked="" type="checkbox"/> People   |
| <input type="checkbox"/> Archeology-Historic     | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Philosophy          |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Historical Events      | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Industry               | <input type="checkbox"/> Religion            |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Invention              | <input type="checkbox"/> Science             |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Sculpture           |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Law                    | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Community Planning      | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Economics               | <input type="checkbox"/> Music                  | <input type="checkbox"/> Other (special)     |
| <input type="checkbox"/> Education               |   |  |

Significance — Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

### HISTORICAL SIGNIFICANCE

The residence located at 16645 SW 248th Street was built circa 1925 by Charles A. Gossman. This structure is significant to the history of South Dade County as the home of Charles Gossman, the first pioneer settler in the Silver Palm District. The structure is also significant as an excellent example of the type of wood frame vernacular architecture found in the South Dade area.

Charles Gossman was born in Niles, Michigan. In 1888, when Charles was eighteen and after the death of his father, his family moved to Jefferson County, Florida. There he met and married Malvina Kemp. Charles and his bride moved to St. Augustine where he secured a job as a carpenter with the Florida East Coast Railroad. Charles followed the construction of the railroad to Miami which was completed in 1896. After its completion, Charles worked for Henry Flagler on the construction crew for the Royal Palm Hotel. By this time, the Gossman's family included three boys; Adolph, Jesse and Walter. While in Miami, Charles learned of the homestead land available in South Dade. Charles W. Hill, a telegrapher for the Florida East Coast Railroad, agreed to stake Gossman and his friend, Will Anderson, for a year if they would clear a portion of his claim and build a cabin. In 1901, Charles Gossman laid claim to the quarter section in the Silver Palm District that lay west along what is now Coconut Palm Avenue (SW 248th Street). Also, that year, the Gossman's daughter, Mildred, was born. She<sup>1</sup> was the first white child born in the Silver Palm District.

(Use additional sheets if necessary)

SEE CONTINUATION SHEET ☐

## SIGNIFICANCE — CONTINUATION SHEET

At first, Charles built a small, two-story home for his family and planted thirty citrus trees behind the house. He later added a large, three-story addition to the front which provided twelve large rooms for his growing family. In 1907, their youngest daughter, Lucille, was born. By 1914, Charles had fifteen acres of citrus groves. As settlers began moving into the area, Gossman sold off portions of his homestead land at very low prices. Thirteen settlers were living on the original homestead in 1914. Charles Gossman was also responsible for the establishment of the Silver Palm Baptist Church.<sup>2</sup>

Sometime after Mildred married Walter Thompson, Charles gave the couple the original family home. He gave each of his sons six acres along Coconut Palm Avenue and in the early 1920s built himself a new home at 16645 Coconut Palm Avenue. Gossman occupied this house until his death in 1946. His daughter, Lucille, inherited the house and sold it in 1960 to Maurice and Estelle Jenesse.<sup>3</sup> The original family residence was destroyed by fire. However, the residence under consideration still stands, although somewhat damaged by Hurricane Andrew. This structure is the last vestige of Charles Gossman's legacy to South Dade County.

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<sup>1</sup> Homestead Enterprise, "C.A. Gossman, 1914; Jean Taylor, Villages of South Dade, (St. Petersburg, Florida: Byron Kennedy & Company), p.67-70

<sup>2</sup> Ibid.

<sup>3</sup> Taylor, Villages, p. 70; R.L. Polk, Polk's Homestead Directory, 1927, (Jacksonville, Florida: R.L. Polk & Company, Publishers), 1927; Dade County, Deed Book 2024, P. 266 (Miami: Public Records Library).

Bibliographic References

Dade County. Deed Book 2024, Page 266. Miami: Public Records Library.

Homestead Enterprise. "C.A. Gossman." August 6, 1914.

Polk, R.L. Polk's Homestead Directory, 1927.  
Jacksonville, Florida: R.L. Polk & Co.,  
Publishers, 1927.

South Dade News Leader. "Obituary." May 17, 1946.

Taylor, Jean. The Villages of South Dade.  
St. Petersburg, Florida: Byron Kennedy and  
Company.

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Impacts—Impact of the designation on proposed public improvements,  
renewal projects or private development.

Designation would have the effect of bringing any plans for alterations to the property before the Preservation Board for review. Designation will not affect current zoning.

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Staff Recommendation:

Staff recommends the designation of 16645 SW 248th Street as a local individual site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as recommended for historic structures as detailed in the "Rules and Regulations for Review of Historic Site designations and Issuance of Certificates of Appropriateness"

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Draft Resolution Designating the Property:

WHEREAS, the Gossman House was built on land purchased by Charles Gossman in 1901 from the U.S. Government,

WHEREAS, the Gossman house was the home of Charles Gossman, the first settler in the Silver Palm District,

WHEREAS, the Gossman house is a fine example of early Frame Vernacular architecture in Dade County,

WHEREAS, the Gossman House is located:

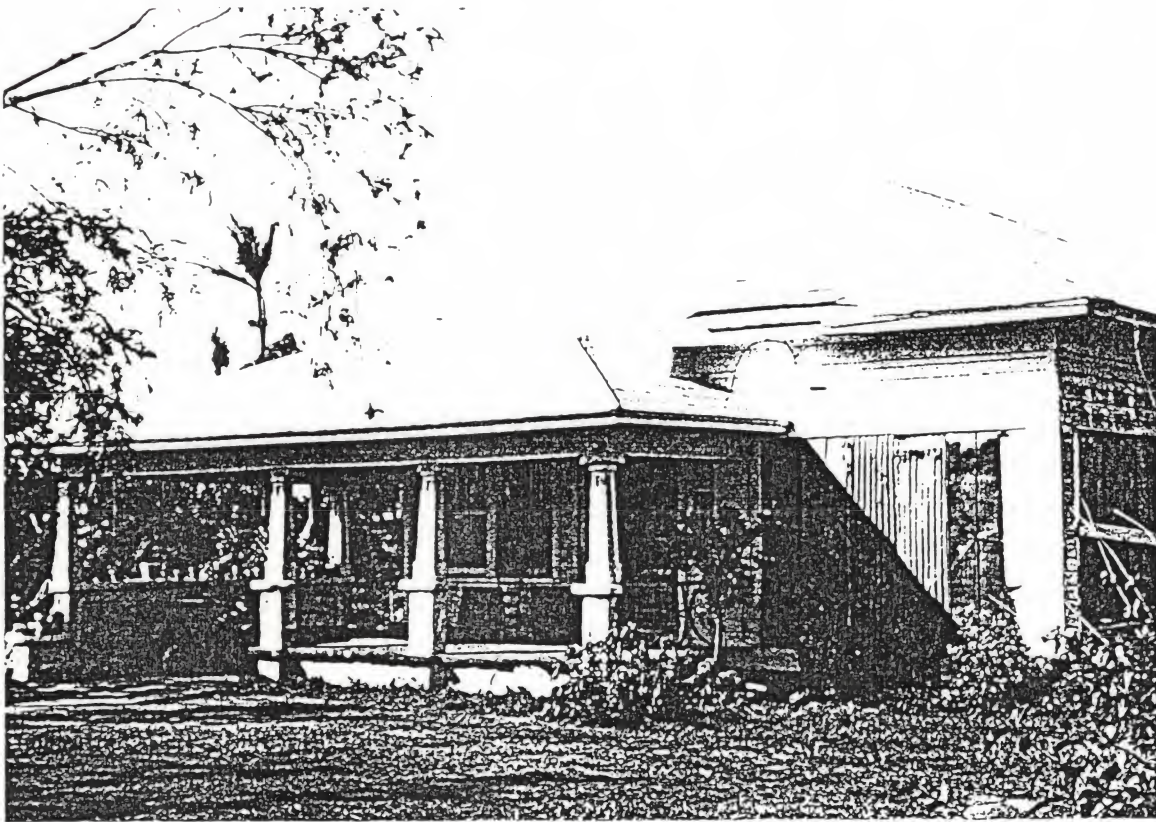
Township 56S, Range 39E, Section 20, E 150 Ft. of  
W 594 Ft. of S 396.2 Ft. of SW 1/4 of SW 1/4 of SW  
1/4 less S 35 Ft.

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on Wednesday, December 16, 1992 has designated the Gossman House as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-83) and that the Gossman house is subject to all rights, privileges and requirements of that ordinance.

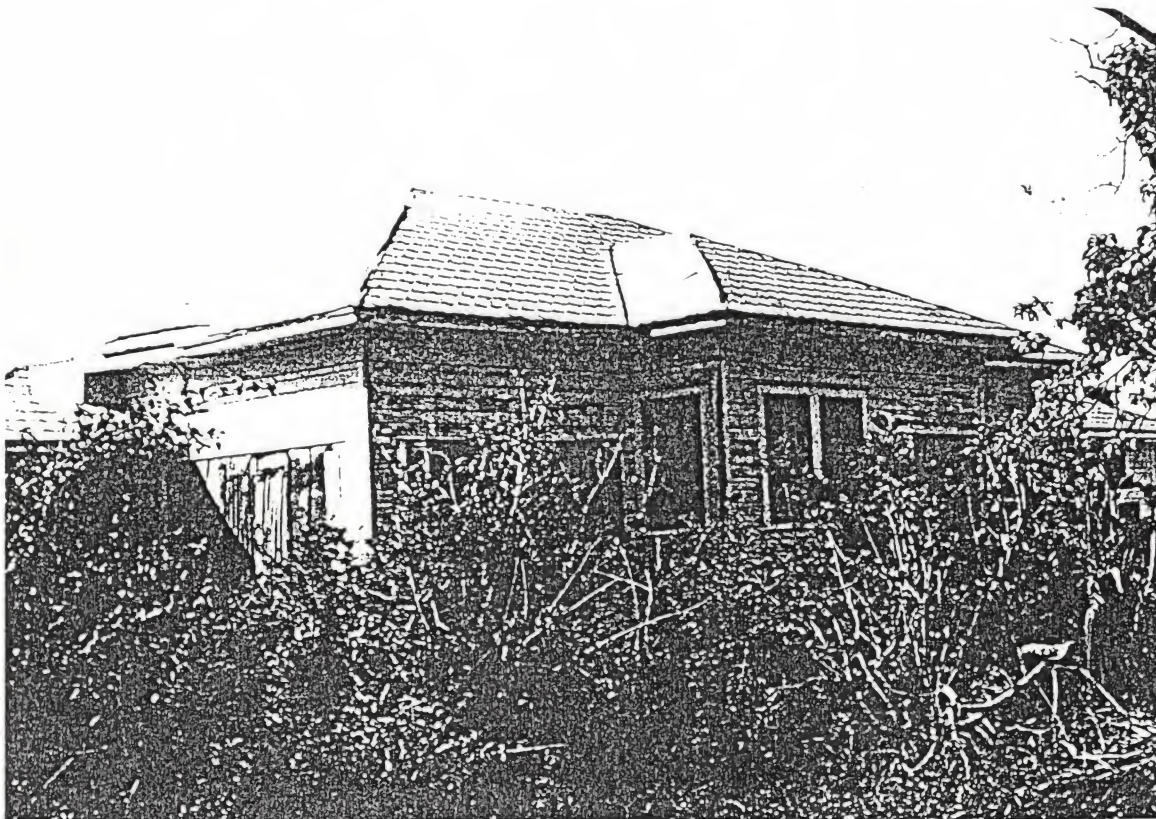
*Ortley J. Fields 12/16/92*

Designation is approved as evidenced by the signature of the Historic Preservation Board Chairman.



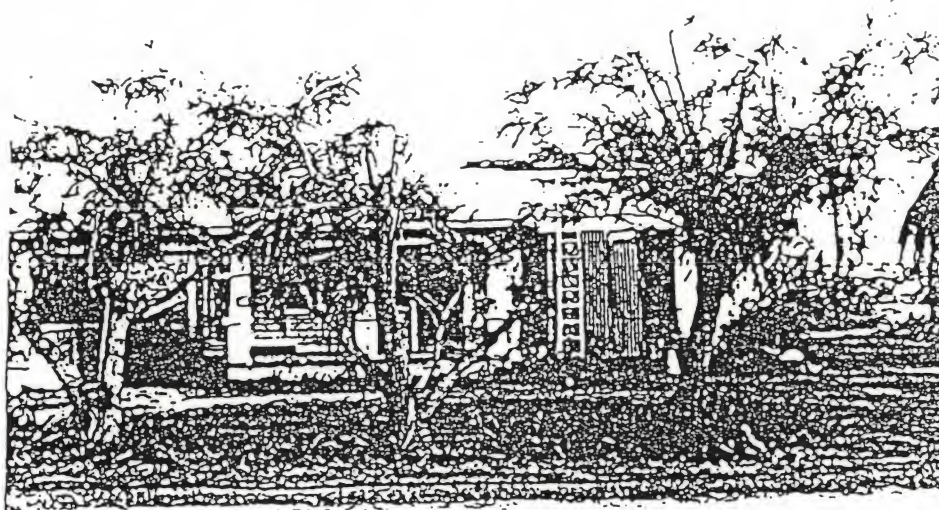


South facade  
16045 S.W. 248th St.



North facade  
16045 S.W. 248th St.





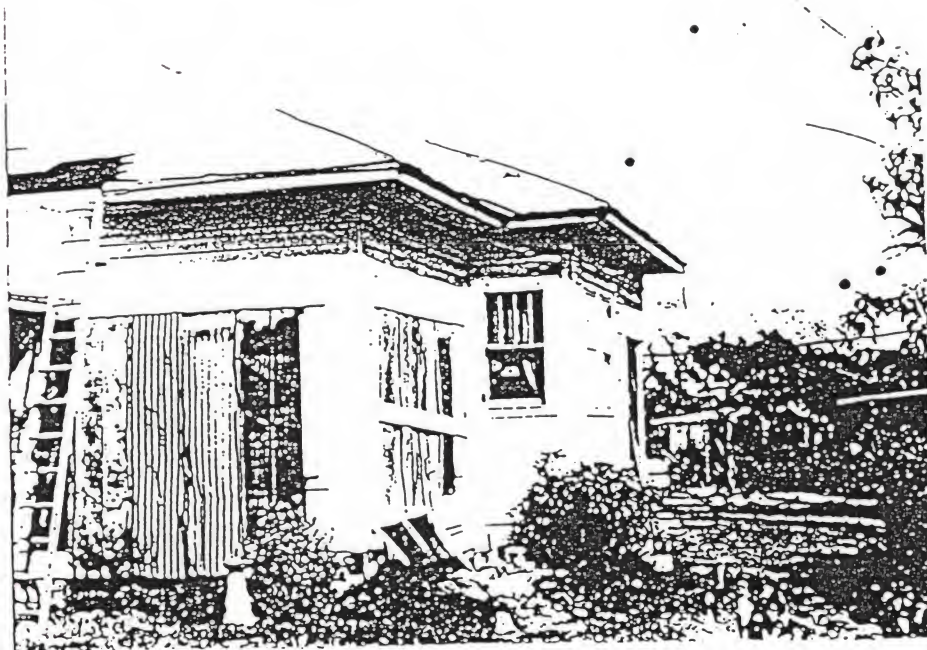
South Facade  
16645 S.W. 248 St.



South Facade  
16645 S.W. 248 St.



South Facade  
16645 S.W. 248 St.



Northeast Facade  
16645 S.W. 248 St.



Instrument prepared by:  
Paul Palmer, Esquire  
Palmer & Palmer P.A.  
1550 Madruga Avenue, Suite 240  
Coral Gables, Florida 33146

U.F. 1567870983  
K.C.

92R381309 1992 OCT 14 15:11

## WARRANTY DEED

THIS INDENTURE, made this 12th day of October, 1992, by and between ESTELLE B. JENNESS, an unmarried widow, a single woman, whose address is: 124 2nd Avenue Key Largo FL 33041 of the County of Dade, State of Florida, hereinafter referred to as the Grantor; and BILLY RAY PRESSLEY and JANICE MARIE PRESSLEY, his wife, whose post office address is 16645 S.W. 248TH STREET, MIAMI, FLORIDA and whose social security numbers are: \_\_\_\_\_ and \_\_\_\_\_, hereinafter referred to as the Grantee.

WITNESSETH that the said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever the following described land, situate, lying and being in the County of Dade, State of Florida, to-wit:

The East 150 feet of that property described as follows: Beginning 955 feet South of the Northwest corner of the SW 1/4 of the SW 1/4 of Section 20, Township 56 South, Range 39 East; thence East 594 feet; thence South 396.2 feet, more or less, to a point on the South line of said Section 20; thence West along said South line of Section 20, a distance of 594 feet to the Southwest corner of said Section 20, Township 56 South, Range 39 East; thence North to the Point of Beginning, the same lying and being in Dade County, Florida; less the south 35 feet thereof.

Folio Number: 30-6920-000-0381

SUBJECT TO: Zoning and prohibitions imposed by governmental authority; restrictions, easements, and other matters appearing on the plat and/or common to the subdivision; taxes for the year 1992 and thereafter.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said property is free and clear of all encumbrances, except real estate taxes for the year 1992.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of

DOCSTPOEE 396.00 SURTX 297.00  
MARSHALL ADER, CLERK DADE COUNTY, FL

Witnesses:

SIGN [Signature]  
PRINT William J. [Name]  
SIGN [Signature]  
PRINT Nancy [Name]

GRANTOR(S):

SIGN [Signature]  
PRINT ESTELLE B. JENNESS  
Address 124 2nd Avenue  
Key Largo, FL 33041

STATE OF FLORIDA )  
COUNTY OF DADE )

RECORDED BY OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
BOOK 34165  
Clerk of Circuit & County  
Courts

The foregoing instrument was acknowledged before me this 12th day of October, 1992, by ESTELLE B. JENNESS, an unmarried widow, who is personally known to me or who has produced a drivers license as identification and who did take an oath.

NOTARY PUBLIC  
SIGN: [Signature]  
PRINT: WATKINS [Name]  
State of Florida (Seal)  
My Commission Expires:

S:WP51\OLM\WD.STD

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 12/31/93  
BONDED THROUGH NOTARY PUBLIC EXCHANGE



11/03/92

PROPERTY VALUE INQUIRY

PIXN0186

FOLIO 30 6920 000 13 PROP ADDR 16645 SW 248 ST

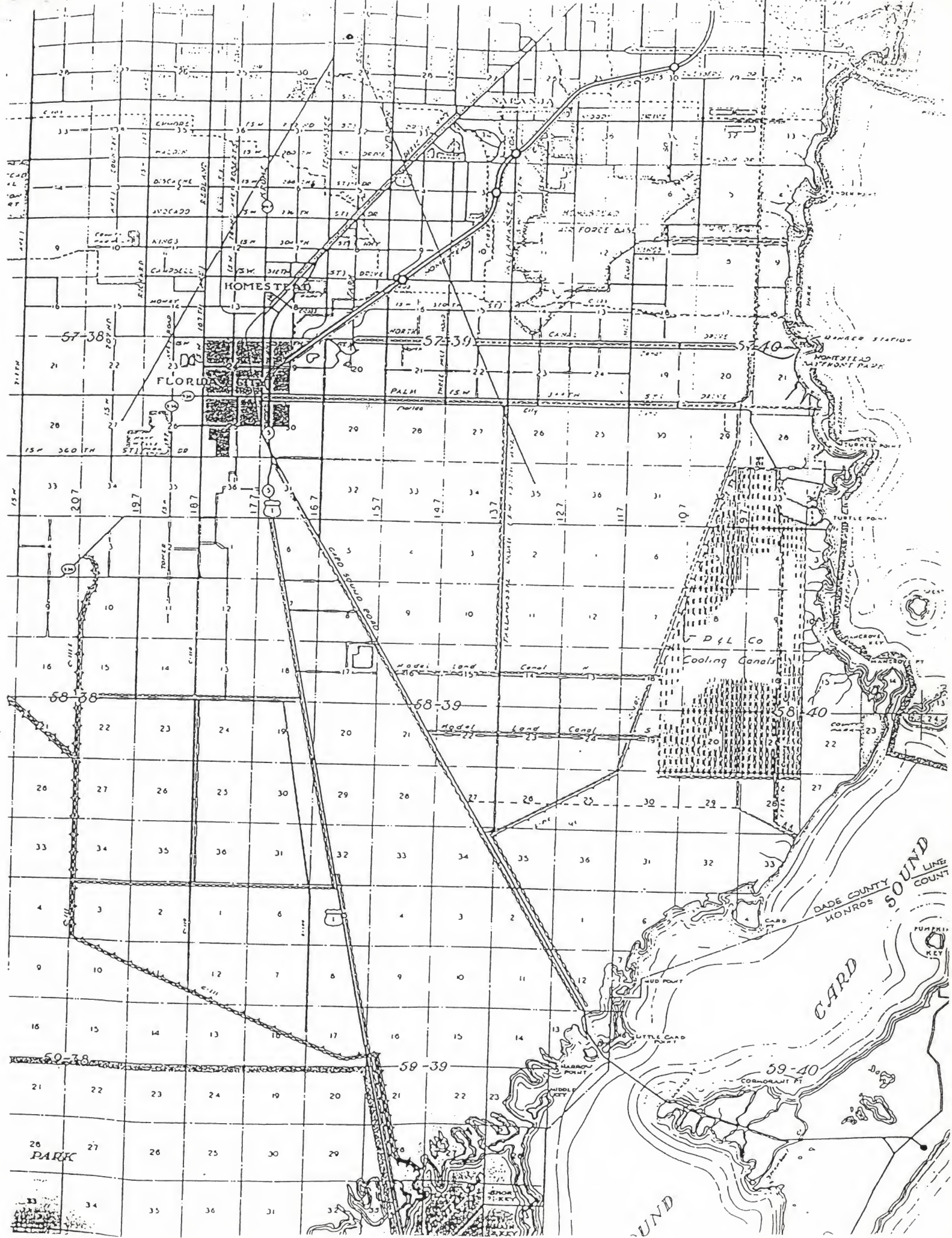
ACR 3000

NAME AND LEGAL

SALF HISTORY

BILLY RAY PRESSLEY AM UNIDE M	YEAR	1991	1992	10/27/92
16645 SW 248 ST	LAND	25000	25000	
MIAMI FL	BLDG	16708	19032	
	TOTAL	41708	44032	
33030	HFX	25000	25000	Y
20 56 39 1.25 AC R/I	WVD	500	500	M
E150FT OF W594FT OF S396.2FT OF	TOTEX			
SW1/4 OF SW1/4 OF SW1/4 OF SS	NONEX	16208	18532	
S35FT	CO NF	16208	18532	
OR 15678-0983 1092 1	STATE EXEMPT.			
	SALE AMT	66000		
	SALE DATE	10/92		
	SALE O/R	15678-0983		
	SALE TYPE	1		
	SALE I/V	I		

PF1-MORE LEGAL PF2-PARCEL INFO PF3-FOL SRCH PF5-TAX COLL PF7-PREV OWNER PF8-MENU





## BOARD OF COUNTY COMMISSIONERS

Stephen P. Clark  
*Mayor*

Mary Collins  
Charles Dusseau  
Joseph M. Gersten  
Larry Hawkins

Alex Penelas  
Harvey Ruvin  
Arthur E. Teele, Jr.  
Sherman S. Winn

Joaquin G. Aviñó, P.E., P.L.S.  
*County Manager*

Cynthia W. Curry, *Assistant County Manager*

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John Fullerton, *Vice Chairman*

Judy Abrell  
Pan Courtelis  
Richard Groden  
Robert McKinney

Paulette Bilsky  
Gary Dufek  
Guido Inguanzo

Thomas Logue, *Assistant County Attorney*



Dean Taylor, *Acting Director*

Margot Ammidown, *Acting Historic Preservation Division Director*

Robert S. Carr, *Archaeologist*  
Teresa Lenox, *Research Historian*  
Vena Burgess, *Secretary*

METRO-DADE PROVIDES EQUAL ACCESS AND EQUAL OPPORTUNITY IN  
EMPLOYMENT AND SERVICES AND DOES NOT DISCRIMINATE ON THE BASIS OF HANDICAP.  
OCD does not discriminate in admission or access to, or treatment or employment in,  
federally-assisted programs and activities.